



Plan Commission Minutes
November 2, 2020 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram
Messrs. Larsen, Brenholt, Granlund, Seymour, and Gragert

Staff Present: Messrs. Allen, Petrie, and Wittwer

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen chaired the meeting. Mr. Larsen, Mr. Seymour and Ms. Christopherson were present at the Council Chambers. Ms. Obaid, Dr. Wolfgram, Ms. Proznik, Mr. Granlund, Mr. Brenholt and Mr. Gragert were present virtually online.
3. The October 19th minutes were approved as distributed.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.
5. Rezoning (Z-1677-20) – R-1A to R-3P, adopt the general development plan for multi-family
Mr. Petrie presented a request to recommend approval from R-1A to R-3P and to adopt the general development plan for up to 36 units located at 4223 Jeffers Road. The property has been for sale for many years and is currently under contract by the applicant. The access to the property is with the shared private driveway to the north of the existing property. A final site plan will be required at a later date. This agenda item will be reviewed by the City Council at the November 9th meeting.

Lee Haremza, with RyKey Properties, spoke about the willingness to work with the city on the final site plans. He noted that two buildings work better than the previous three building design.

Judi Mosley, Vice-Chairperson of JONAH, spoke in support of the affordability of the housing and sustainability within the proposed project.

Ms. Proznik moved to recommend approval of the rezoning with the general development plan with staff conditions as noted. Seconded by Dr. Wolfgram and the motion carried.

6. Rezoning (Z-1680-20) – Amendment to allow changes within C-3 zoning district
Mr. Allen presented a request to recommend approval to the amendments to expand light manufacturing and production uses within the C-3 zoning district as a conditional use. He noted staff's previous discussion item in March to allow for craft manufacturing, micro-manufacturing, makers districts and the like could be considered as a potential new use type within certain commercial districts. This amendment will be reviewed by the Council at their November 9th meeting.

Steve Dye, owner of the former HOM Furniture building, noted the mixture of businesses that would be located within the C-3 zoning district. He noted that the flexibility of land uses would help fill the vacant large commercial buildings throughout the community.

The Plan Commission held a discussion about compatibility with surrounding properties and land uses, along with lack of defined conditions and chemical use with storage. The Commission also noted the contrast between the reuse of the properties and new construction of industrial or commercial properties.

Mr. Seymour moved to recommend approval of the amendment. Ms. Christopherson seconded the motion. The motion failed (3-6).

7. Annexation (20-3A)

Mr. Allen presented a request to recommend approval of the annexation. The parcel totaling 80.1 acres is in the Town of Wheaton, Chippewa County. The city has the property under contract to expand the existing Gateway Industrial Park and is located within the sewer service area. This annexation will be reviewed by the Council at their November 10th meeting.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval of the annexation. Ms. Christopherson seconded and the motion carried.

8. Future Agenda Item. Mr. Allen noted that the next Work Session for the Comprehensive Plan review will be on November 16th at 5:30 PM.

9. Mr. Larsen adjourned the meeting at 8:30 p.m.



James Seymour, Secretary